

Vibrant Communities and Regional Equity

City of Newton's Fair Housing Efforts

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Development Planner, City of Newton

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Outline

- Background
- Research and Analysis
- Actions to Date
- FHIP Grant
- Action Plan
- Resources



Background

- Analysis of Impediments to Fair Housing Choice (AI) is required as part of Newton's CDBG & HOME funds.
- NHP reviewed and decided the AI needed to be more than a discussion of affordability and economic factors
- April 2005 Fair Housing Task Force formed to conduct analysis of fair housing needs and develop a Fair Housing Action Plan.



Fair Housing Task Force

- Membership includes:
 - Henry Korman (chair), NHP, The Community Builders
 - Phil Herr, NHP, Herr Associates
 - Josephine McNeil, NHP, CAN-DO, Inc.
 - Nadine Cohen, Lawyers' Committee for Civil Rights
 - Marianne Ferguson, HRC, realtor
 - Sandi Fromm, local realtor
 - Maritzie Rudden, NHP, housing advocate
 - Nancy Andersen, MassHousing
 - Barbara Lischinsky, MCPD
 - Esther Schlorholtz, Boston Private Bank & Trust
 - Anne Marie Stanley, The Village Bank
 - City staff from Housing & Human Services Divisions

Research & Analysis

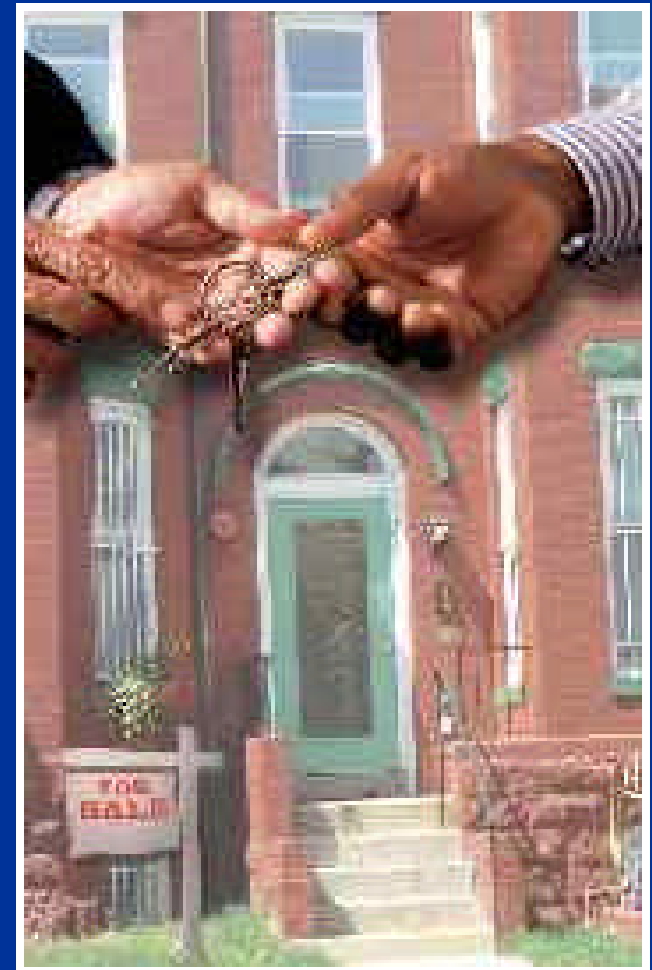
- Investigate presence of segregation and possible discrimination through lending and home purchasing (HMDA) data.
- Look at City policies, procedures, and ordinances
 - Human Rights Commission ordinance
 - Complaint intake process
 - Local Preference policies (FTHB, IZO, CPA, CDBG, etc)
 - Affirmative Marketing Plan
 - Funding levels for lead based paint abatement program
- Hired FHC to conduct audit of Newton's rental and homeownership markets and offer recommendations.

Actions to Date

- Revised HRC ordinance to cover fair housing discrimination
- Publicized results from the FHC audit. (Audit results are posted on Newton's website)
- Initiated discussions with Newton realtors
- Identified a group of realtors interested in assisting the City with fair housing education and outreach efforts.

Actions to Date

- City hired the FHC to conduct 2 training seminars for realtors on fair housing responsibilities.
- Developing a Fair Housing Action Plan
- Applied and recently awarded Fair Housing Initiative Program (FHIP) grant from HUD for education and outreach activities



Newton's FHIP Grant

- HUD grant provides funding for fair housing education and outreach programs
- Newton awarded \$98,044
- Begins December 15, 2006
- 18 month project
- Service Area: Bedford, Belmont, Brookline, Framingham, Hudson, Lexington, Lincoln, Natick, Needham, Sudbury, Watertown, Newton, Waltham, Marlboro.

Newton's FHIP Grant

- 16 training sessions
 - Complaint referral system training for municipal staff
 - Realtors, property managers, and landlords
 - Housing and social service agencies
 - FTHB programs
 - Mortgage lenders & brokers
 - AI training for municipal staff

Newton's FHIP Grant

- Fair housing brochures/information in English, Spanish, Russian, & Chinese to be distributed via training sessions, service agencies & municipalities, community websites, water & tax bills, local newspaper, etc.
 - Tenants: race, national origin, family status, source of income
 - FTHB
 - Landlords
 - Lenders & Brokers
 - Newton complaint referral system

Newton's FHIP Grant

- Development of a complaint referral system.
- FHC to provide investigation, including testing and enforcement for complainants referred by the City of Newton and other service area communities.
- Development of AI's for each of the 14 communities.

Action Plan - draft

- Organization, staffing and resources
- Advocacy efforts
- Compliance efforts
- Studies and monitoring
- Education and outreach

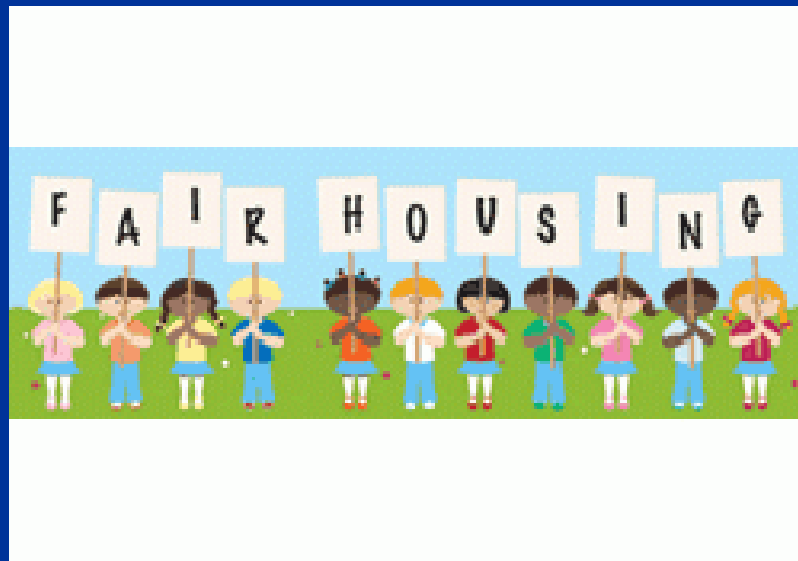


Organization, Staffing & Resources

- Create an ongoing City committee to address these and any further related concerns.
- Actively pursue partnership opportunities with other organizations.
- Provide ongoing staff and resources to support implementation of the Plan.

Advocacy Efforts

- Housing affordability funding
- Lead paint removal funding
- Simplification of accessibility regulations

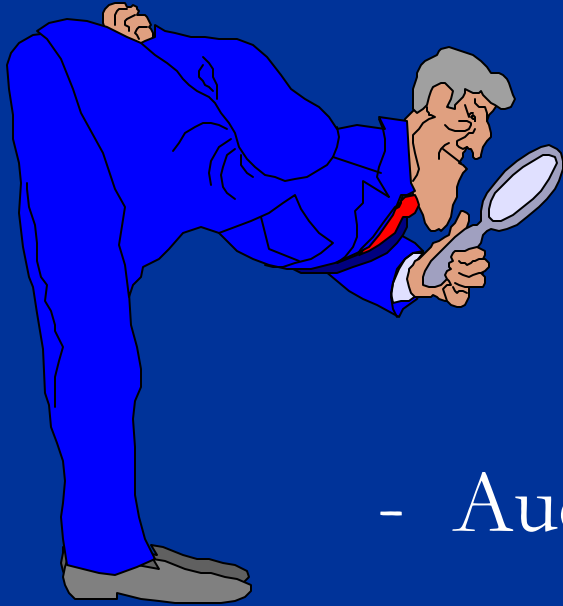


Compliance Efforts

- Strengthening fair housing complaint system
- Strengthening development review for compliance
- Refining local preference and marketing rules



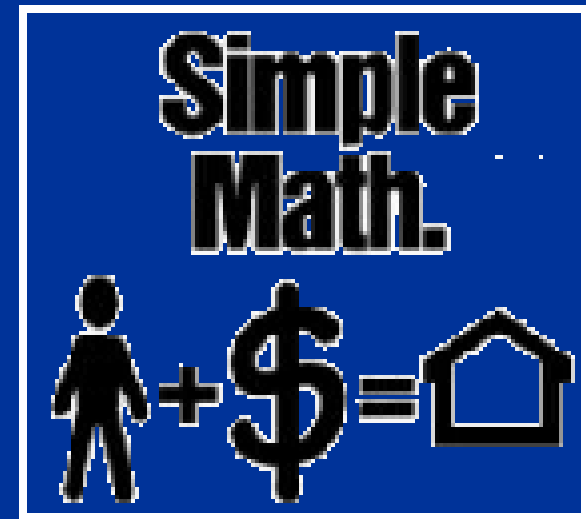
Studies & Monitoring



- Audit architectural access compliance
- Monitor changes over time

Education & Outreach

- Realtors and landlords
- Homebuyers & renters
- Lenders
- Architects, engineers, attorneys, contractors, developers
- City staff, public officials
- General public



Resources

- City of Newton Analysis of Impediments to Fair Housing Choice:
<http://www.ci.newton.ma.us/housingdevelopment/Fair%20Housing%20Plan%20FINAL.pdf>
- Housing Discrimination Audit Report prepared for the City of Newton by the Fair Housing Center of Greater Boston:
<http://www.ci.newton.ma.us/housingdevelopment/Cover%20Page%20&%20Full%20Report.pdf>
- Analysis of Mortgage Lending Practices in the City of Newton and West Metro HOME Consortium
http://www.ci.newton.ma.us/housingdevelopment/Mortgage_Lending_Practices.pdf
- More than Money: The Spatial Mismatch Between Where Homeowners of Color in Metro Boston Can Afford to live and Where They Actually Reside. January 2004. By David J. Harris and Nancy McArdle
http://www.civilrightsproject.harvard.edu/research/metro/residential_choice.php

Resources

- The Color of Money in Greater Boston: Patterns of Mortgage Lending and Residential Segregation at the Beginning of the New Century. January 2004. The Civil Rights Project, Harvard University. By Jim Campen
<http://www.civilrightsproject.harvard.edu/research/metro/Campen.pdf>
- Segregation in the Boston Metropolitan Area at the End of the 20th Century. February 2000. The Civil Rights Project, Harvard University. By Guy Stuart.
http://www.civilrightsproject.harvard.edu/research/metro/housing_boston.php
- Fair Housing Center of Greater Boston
www.bostonfairhousing.org/publications.htm.
- Massachusetts Community and Banking Council
http://www.masscommunityandbanking.org/mortgage_lending.html